

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

13 Watson Road, Worksop



- **Prominent Retail Position Occupying a High Visibility Location with Excellent Footfall.**
 - **The Site Benefits From a Bus Stop Immediately to the Front and Close Proximity to Local Car Parks.**
- **Flexible Leasing Option, The Ground Floor is Available Independently with the First Floor Available via Separate Negotiation.**
- **Versatile Upper Floor, The First Floor Offers Ancillary Space Ideal For Administrative Offices, Storage, Or Staff Facilities.**
 - **Private Parking to the Rear is Available for the Occupier.**

£ 6,000 Per Annum

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The property boasts a prominent glazed frontage with a recessed entrance, leading into a bright, open-plan primary sales area. The premises are highly versatile and could suit a variety of retail or professional uses. Most recently, the site was home to a long-established florist. Interested parties are advised to make their own enquiries with the local planning department regarding any specific change of use.

While the ground floor—measuring approximately 550 sq ft (51.1 sq m)—is expected to serve as the primary business area, the first floor—approximately 420 sq ft (39.0 sq m)—is also available to provide additional capacity depending on the tenant's requirements.

Business Rates & VAT

- **Business Rates:** The property currently falls below the threshold for Small Business Rates Relief. Qualifying parties may benefit from significant savings on business expenses; however, interested parties should clarify eligibility directly with Bassetlaw District Council.
- **VAT:** We are advised that the property is not subject to VAT, making this an especially attractive proposition for non-VAT registered businesses.

Viewing & Enquiries

To arrange a viewing or to discuss flexible leasing options for the ground floor, first floor, or the entire building, please contact our office: Telephone: 01909 47997



We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors.

These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation in respect of the property.